

LAND-USE, PERMITTING & CODE ENFORCEMENT

SUMMARY OF LEVEL OF SERVICES INFORMATION PROVIDED BY CITIES TO DATE

City of Burien

Most likely some of the same principles being used in Burien today would apply to North Highline. Small town feel, pleasant neighborhoods, nice parks, safe pedestrian improvements, a vibrant downtown with a personal touch between owners and customers are some of the most valued experiences of living in Burien.

Burien has protected and enhanced its low density residential neighborhoods. To strengthen its downtown and commercial areas it has planned for residential density to be concentrated in downtown where they have transit, public parks and recreation services, short walking distances to most of our public and private services.

The commercial areas of North Highline have their own unique character but with a good plan building on what is already there, a good balance of preservation of the neighborhoods and good quality commercial, mixed use development could help businesses grow and help the tax base grow to cover the city services funding gap.

Burien's Department of Community Development currently includes 10 staff members who can assist residents with questions about building, planning and zoning in Burien. Burien takes pride in its efficient and high-quality permitting process. Permits for new houses and remodels are granted within four to six weeks. This helps to reduce the cost of housing.

Reported service levels

Major Permits: 120 days (per state statute)

New single-family permit processing time = 6 weeks

New commercial permit processing time = 10 weeks

Short Plat processing time=120 days

Administrative Use Permit (Type I)=90 days

Burien Code Enforcement Cases: 250 cases per inspector

Sources:

Governance Study Community Meeting, sponsored by the North Highline Unincorporated Area Council, September 15, 2005, levels of City Services [with amendments 9/22/05], Nesbitt Planning & Management, Inc.

North Highline Unincorporated Area Council, Response to Questions Asked to Seattle and Burien on October 20, 2005

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City of Seattle

Seattle has developed a comprehensive plan that provides an overall framework for the direction of city development. If North Highline were annexed into Seattle the following steps would take place:

- City and residents would work on the development of neighborhood plans for the area to help shape the future of their neighborhood. In early 2000, the City concluded a five-year neighborhood planning process that covered 32 individual neighborhood plans. This process gave community members the opportunity to participate in this important process. The neighborhoods in the North Highline area would conduct a similar process (working with the Department of Neighborhoods and Department of Planning and Development)
- The City would work with existing or future organizations, such as the White Center Chamber of Commerce and White Center Community Development Association to identify and implement plans for improvements to the neighborhood business districts and/or residential areas. Seattle also recognizes that there have been efforts to improve the area, such as the recently-announced King County-sponsored White Center Initiative and various plans to improve the 16th Avenue neighborhood business corridor. Where appropriate, Seattle would work the community to implement those plans.

The City of Seattle is committed to helping North Highline neighborhoods retain their identity if they were annexed into Seattle (similar to other areas that were standalone jurisdictions before becoming part of Seattle, such as Georgetown and Columbia City).

Reported service levels

City of Seattle Permit Processing Time

Major Permits: 120 days (per state statute)

Minor Permits: 48 hours

Code Enforcement Cases: 150 cases per inspector

Sources:

Governance Study Community Meeting, sponsored by the North Highline Unincorporated Area Council, September 15, 2005, levels of City Services [with amendments 9/22/05], Nesbitt Planning & Management, Inc.

North Highline Unincorporated Area Council, Response to Questions Asked to Seattle and Burien on October 20, 2005